

Montecillo Unit Five B

City of El Paso — City Plan Commission — 08/23/2018

SUSC18-00002 — Major Combination



STAFF CONTACT: Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov

PROPERTY OWNER: EPT Montecillo Development East, LP & EPT Montecillo Office Building, LLC

REPRESENTATIVE: Brock and Bustillos Inc.

LOCATION: East of Mesa and North of Argonaut, District 1

ACREAGE: 9.3086

VESTED: No

PARK FEES REQUIRED: N/A

EXCEPTION/MODIFICATION REQUEST: N/A

RELATED APPLICATIONS: Montecillo Unit 5B (SUSC16-0001) / Montecillo Unit Five A

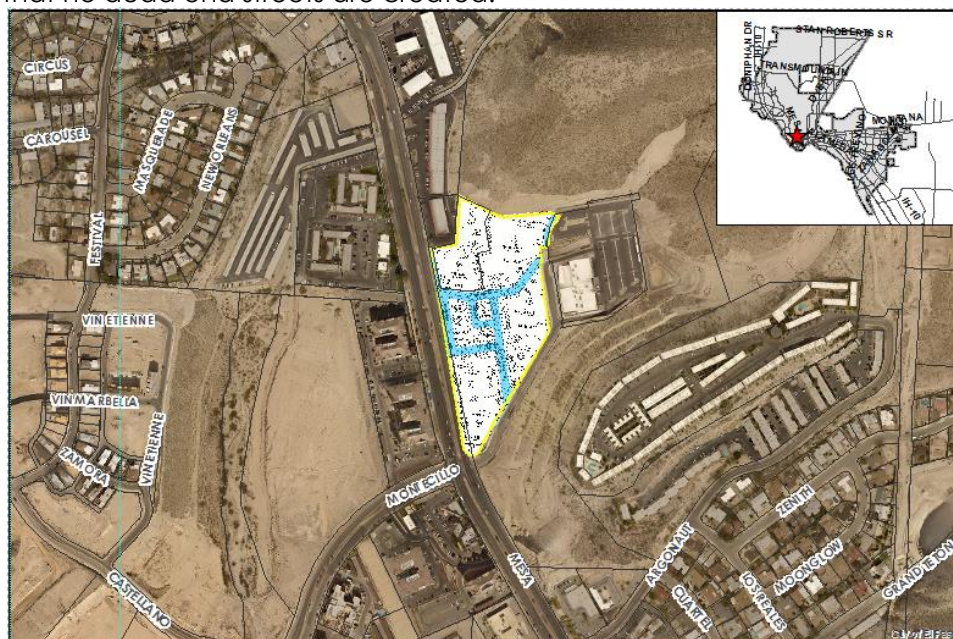
PUBLIC INPUT: N/A

STAFF RECOMMENDATION: **Approval with a condition**

SUMMARY OF REQUEST: The applicant proposes to subdivide 9.3086 acres of land for a smart code development consisting of seven apartment, two commercial and one office lots, in addition to a private plaza. This application is being reviewed under Title 21 (SmartCode) and is required to comply with the approved Montecillo Regulating Plan. Furthermore, the applicant is proposing four private streets and is dedicating 13.5' of additional right-of-way along Mesa Street. Access to the subdivision is from Mesa Street and East Montecillo Boulevard.

SUMMARY OF RECOMMENDATION: Planning staff recommends approval of Montecillo Unit Five B on a Major Combination basis with the following condition:

- That Montecillo Unit 5B be recorded concurrently along with Montecillo Unit 5A in order to ensure that no dead end streets are created.



CASE HISTORY

On September 8, 2016, the City Plan Commission (CPC) approved two exception requests to allow for private streets and to waive the right-of-way improvements along Mesa Street (10' Hike and Bike). Legal staff has since reviewed and approved the Covenants, Conditions, and Restrictions (CCRs) related to the private streets.

DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

N/A

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G2, Traditional Neighborhood (Walkable)

GOAL 2.2	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
GOAL 2.3:	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
POLICY	DOES IT COMPLY?
2.2.6.: The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.	Yes, this proposed development will contribute to a variety of smart code zoned uses.
2.3.2.a.: New neighborhood streets should connect to the existing street network in all adjoining areas where practical.	Yes, the applicant is proposing to connect this subdivision to existing streets.

NEIGHBORHOOD CHARACTER: Subject property is zoned Smart Code and is currently vacant. Properties to the north are zoned SCZ (Smart Code Zone). Properties adjacent to the subject property are zoned SCZ (Smart Code), C-1 (Commercial), G-MU (General Mixed Use), and A-3 (Apartment). Surrounding land uses are commercial, apartments, and mixed use. The nearest school is Green Elementary School (0.50 miles). The nearest park is a Promontory Area located within the Montecillo development (0.25 miles). This property is not located within any Impact Fee Service Area.

COMMENT FROM THE PUBLIC: N/A

STAFF COMMENTS:

Planning staff has no further comments.

PLAT EXPIRATION:

This application will expire on **August 23, 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

ATTACHMENTS:

1. Location Map
2. Preliminary plat
3. Final plat
4. Application
5. Department Comments

ATTACHMENT 1

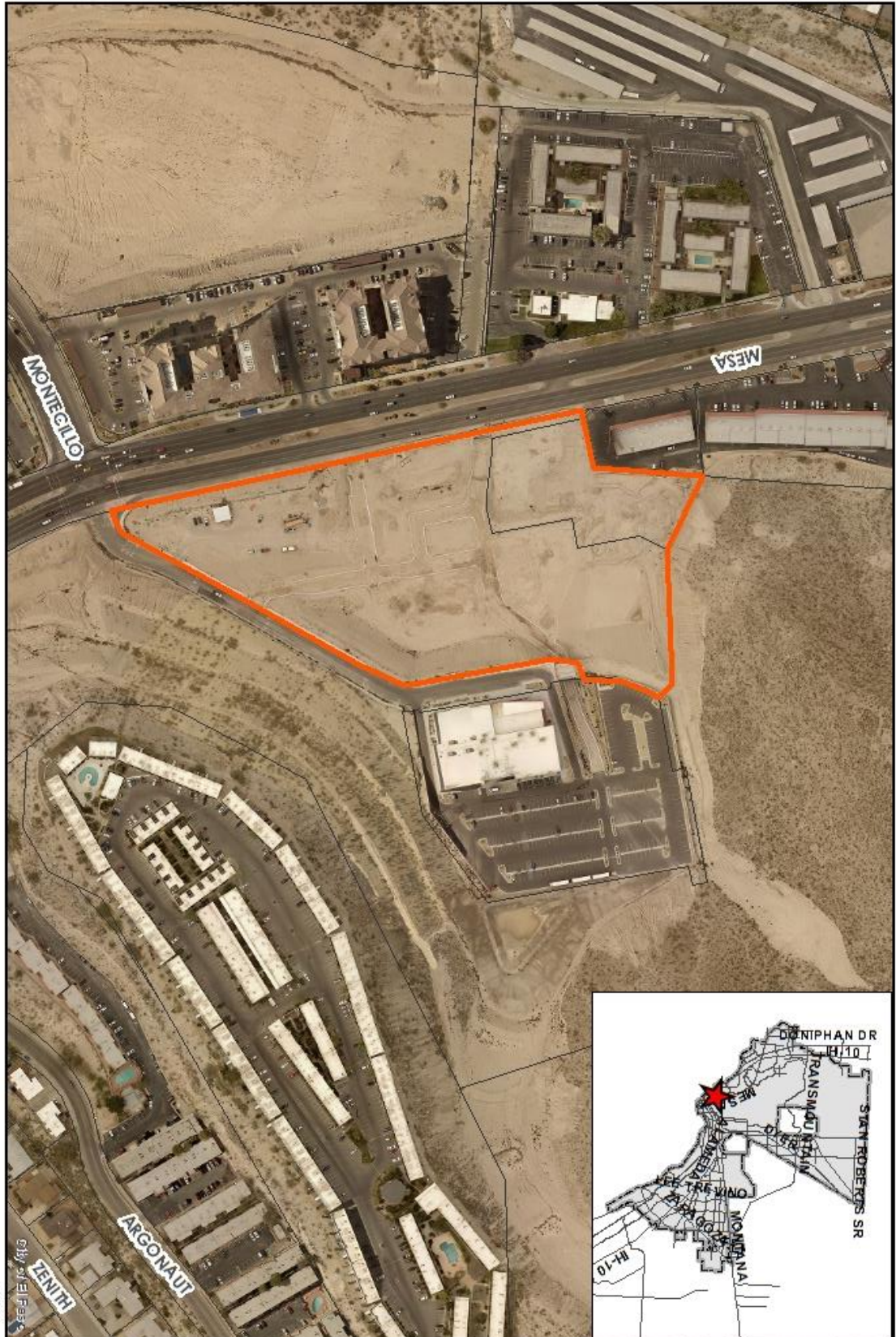
Montecillo Unit 5 "B"

This map is subject to future changes. The Planning Division makes no claim for its accuracy or for its use. The Planning Division makes no claim for its use.

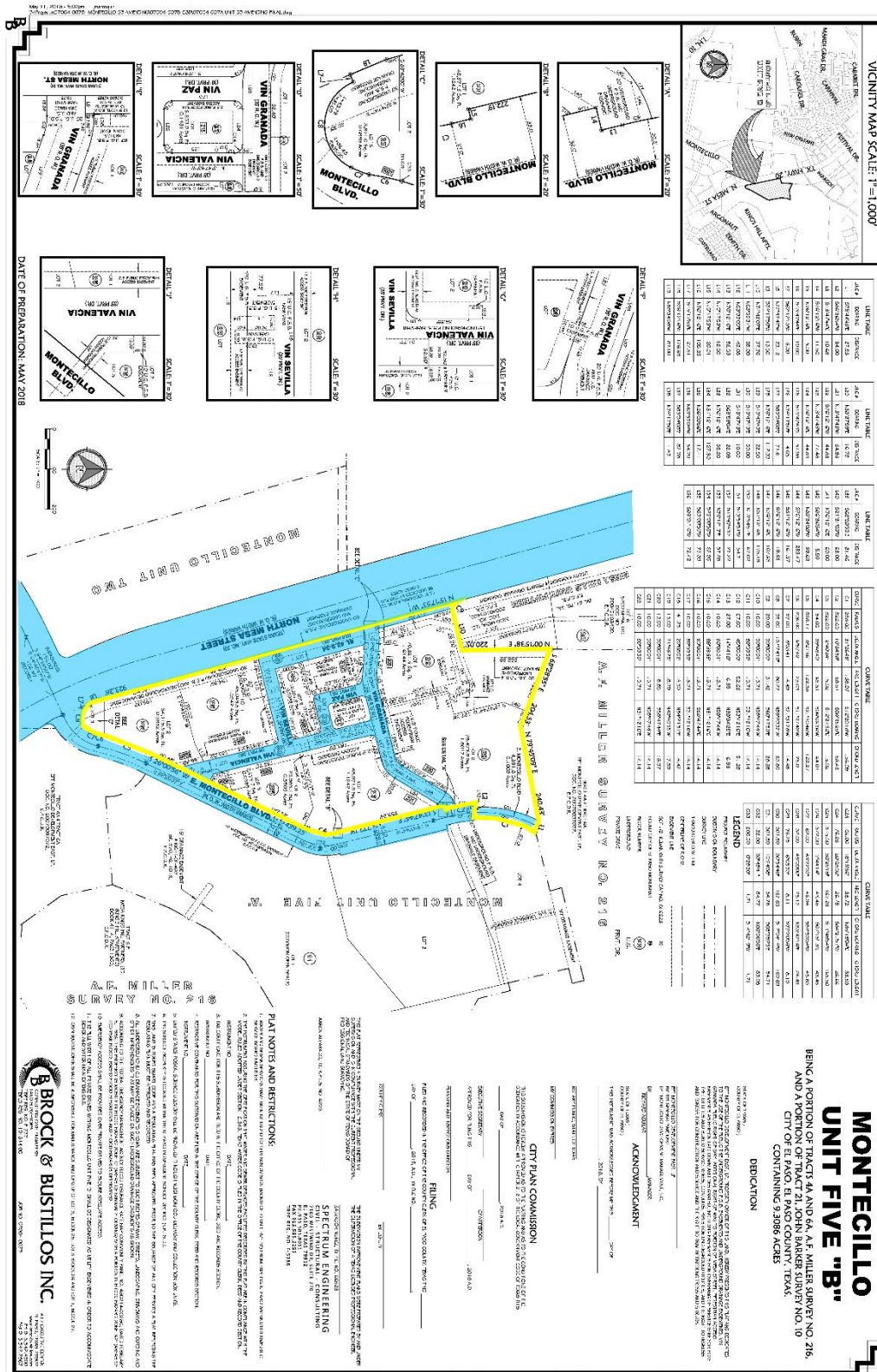


Montecillo Unit 5 "B"

0 95 190 380 570 760 Feet



ATTACHMENT 3



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: July 2, 2018 FILE NO. _____

SUBDIVISION NAME: Montecillo Unit 5 "B"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of Tracts 4A and 6A, A.F. Miller Survey No. 216 and a portion of Tract 21, John Barkery Survey #10.

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	<u>1.6144</u>	<u>1</u>
Duplex	_____	_____	Street & Alley	<u>1.5231</u>	<u>2</u>
Apartment	<u>5.4213</u>	<u>7</u>	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		<u>0.1431</u>	<u>1</u>
School	_____	_____		_____	_____
Commercial	<u>0.6067</u>	<u>2</u>	Total No. Sites	_____	<u>13</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>9.3086</u>	_____
3. What is existing zoning of the above described property? SCZ Proposed zoning? SCZ
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both ☒
6. What type of drainage is proposed? (If applicable, list more than one)

7. Are special public improvements proposed in connection with development? Yes _____ No ☒
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No ☒
If answer is "Yes", please explain the nature of the modification or exception

9. Remarks and/or explanation of special circumstances: _____

10. Improvement Plans submitted? Yes ☒ No _____
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No _____
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0088

12. Owner of record EPT Montecillo Development East, LP & EPT Montecillo Office Building, LLC 444 EXECUTIVE CENTER Blvd., 79902 915-838-8100
 (Name & Address) (Zip) (Phone)

13. Developer SAUE SAUE SAUE
 (Name & Address) (Zip) (Phone)

14. Engineer Brock+Bushilos 417 EXECUTIVE CENTER Blvd 79902 415-542-4900
 (Name & Address) (Zip) (Phone)

*Effective September 1, 2014, a 3% technology fee has been added to all Planning application fees.

OWNER SIGNATURE: By: [Signature] MANAGER
 REPRESENTATIVE: David Boyer 6/28/18

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 5

PLANNING AND INSPECTION DEPARTMENT – PLANNING:

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

PLANNING AND INSPECTION DEPARTMENT – LONG RANGE:

The Long Range Planning section has reviewed the plat and provides the following comments:

- 1. A Final Building Scale Plan for the area of the plat was Approved with Conditions by the Consolidated Review Committee on September 27, 2016 (PLBS16-00011). The submitted plat shows substantial changes from the approved BSP and a revised Final BSP will need to be submitted for review by the CRC.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT:

We have reviewed subject plats and recommend approval. The Developer/Engineer shall address the following comments:

- 1. Show the existing and proposed contours on the legend and the plan view.
- 2. Show existing and proposed drainage flow patterns and the existing pipeline on the preliminary plat and identify the discharge location for all stormwater.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS:

We have reviewed **Montecillo Unit Five "B"**, a major combination plat map and on behalf of CID Parks & Planning Division we offer Developer / Engineer the following comments:

This subdivision is zoned Smart Code Zoning (SCZ) and is part of the "**Montecillo Development Regulating Plan**" therefore not required to comply with the parkland dedication ordinance requirements Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space**, however, applicant needs to comply/conform with the following Title 21 Smart Code Zoning requirements:

- 1. Development needs to comply with latest amended / approved Regulating Plan and approved Building Scale Plan.
- 2. Building Scale Plan needs to be reviewed & approved by the Consolidated Review Committee (CRC) prior to submittal of final plat for approval.
- 3. Building Scale Plan shall comply with required type of Civic Spaces if required per the Final Amended / Approved Regulating Plan.
- 4. Building Scale Plan shall include Landscape standards associated with applicable Special District.

Nearest Park: **Promontory Area at Montecillo - Park Zone: NW-2**

If property zoning /use changes, then "Parkland / fees" requirements will be re-assessed based on applicable conditions.

EL PASO WATER:

We have reviewed the subdivision referenced above and provide the following comments:
The private streets (Vin Sevilla and Vin Valencia) shall be labeled full width utility easements in order to accommodate proposed water and/or sewer main extensions.

EPWater Comments**Water:**

Water service for the subdivision can be made available from an existing 12-inch diameter water main along Argonaut Drive. This water main operates in the Mission Hills pressure zone and can provide service up to elevation 4270 ft. (PSB Datum). A water main extension is required from Argonaut Drive to Montecillo Boulevard.

There is an existing 12-inch diameter water main along Montecillo Boulevard. This main is available for service and for main extensions. Water mains are to be extended creating a looped system.

Due to the anticipated pressures, private water pressure regulating devices will be required at the discharge side of each water meter. The Owner shall be responsible for the operation and maintenance of the above-described privately-owned water pressure regulating devices.

Sanitary Sewer:

There is an existing 12-inch diameter sanitary sewer main that extends along the PSB and U.G Drainage Easement and then along the 15-foot and 20-foot PSB Easements. This sewer main is available for service and main extensions

General:

EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within utility and PSB easements 24 hours a day, seven (7) days a week.

No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced Utility and El Paso Water - Public Service Board Easements (EPW-PSB easements) without the written consent of EPW-PSB.

EPW-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPW-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

911:

The District would like to request that all proposed addressing on the plat be changed so that all even addresses are on the South and East sides of a street and odd addresses be on the North and West sides of a street.

FIRE:

No objections.

CENTRAL APPRAISAL:

No objection.

TXDoT:

No comments received.